

084.0

0007

0006.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

659,600 /

659,600

USE VALUE:

659,600 /

659,600

ASSESSED:

659,600 /

659,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
124		BLOSSOM ST, ARLINGTON

OWNERSHIP		Unit #:
Owner 1:	VOGT CHRISTOPHER M	
Owner 2:	CARTER JASMINE A	
Owner 3:		

Street 1:	124 BLOSSOM STREET
Street 2:	

Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

Own Occ:	Y
Postal:	02474

PREVIOUS OWNER
Owner 1: BENFORD RICHARD L -
Owner 2: -
Street 1: 124 BLOSSOM STREET
Twn/City: ARLINGTON
St/Prov: MA
Postal: 02474

Cntry:	
Postal:	02474

NARRATIVE DESCRIPTION
This parcel contains 5,232 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1922, having primarily Brick Veneer Exterior and 1474 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS
Item Code Description %
Z R1 SINGLE FA 100
o water
n Sewer
Census: Electri
Flood Haz: Exempt
D Topo
s Street
t Gas:

LAND SECTION (First 7 lines only)
Use Description LUC No of Units Depth / Unit Type Land Type LT Base Unit Adj Neigh Neigh Neigh Infl % Infl 2 % Infl 3 % Appraised Alt % Spec J Fact Use Value Notes

101 One Family	5232	Sq. Ft.	Site	0	70.	1.10	6										403,871				403,900
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IN PROCESS APPRAISAL SUMMARY

Legal Description								User Acct
101	5232.000	252,900	2,800	403,900	659,600			53257
Total Card	0.120	252,900	2,800	403,900	659,600	Entered Lot Size		
Total Parcel	0.120	252,900	2,800	403,900	659,600	Total Land:		
Source:	Market Adj Cost		Total Value per SQ unit /Card:	447.49	/Parcel: 447.4	Land Unit Type:		

Parcel ID	084.0-0007-0006.0	!6896!
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PRINT	Date	Time
	12/10/20	21:35:51

LAST REV	Date	Time
	05/26/20	09:02:30

ASR Map:
Fact Dist:
Reval Dist:
Year:
LandReason:
BldReason:
CivilDistrict:
Ratio:

6896

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BENFORD RICHARD	1555-183	1	4/15/2020		715,000	No	No		
CASALOU RUTH M	1132-32		9/8/1994		125,000	No	No	Arline Benford - DOD: 08/15/2019 BK: 01132 P	

BUILDING PERMITS	ACTIVITY INFORMATION

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
5/26/2020		SQ Returned							JO	Jenny O		
10/20/2018		Meas/Inspect							HS	Hanne S		
11/25/2008		Meas/Inspect							336	PATRIOT		
4/1/2000		Inspected							264	PATRIOT		
1/18/2000		Mailer Sent										
1/18/2000		Measured							264	PATRIOT		
12/1/1981									CM			

Sign:	VERIFICATION OF VISIT NOT DATA	/	/
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EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH						
Type: 6	Colonial			Full Bath: 1	Rating: Average			CRAWL SPACE.										
Sty Ht: 2	2 - 2 Story			A Bath:	Rating:													
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:													
Foundation: 3	Brick or Stone			A 3QBth:	Rating:													
Frame: 1	Wood			1/2 Bath:	Rating:													
Prime Wall: 8	Brick Veneer			A HBth:	Rating:													
Sec Wall: 11	Asphalt	30%		OthrFix:	Rating:													
Roof Struct: 3	Gambrel			OTHER FEATURES														
Roof Cover: 1	Asphalt Shgl			Kits: 1	Rating: Good													
Color: BRICK				A Kits:	Rating:													
View / Desir:				Fpl: 1	Rating: Average													
GENERAL INFORMATION				WSFlue:	Rating:													
Grade: C	Average			CONDOS INFORMATION														
Year Blt: 1922	Eff Yr Blt:			Location:														
Alt LUC:	Alt %:			Total Units:														
Jurisdict:	Fact: .			Floor:														
Const Mod:				% Own:														
Lump Sum Adj:				Name:														
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN						
Avg Ht/FL: STD				Phys Cond: AV	Average	31.	%	Exterior:		No Unit	RMS	BRS	FL					
Prim Int Wall: 2	Plaster			Functional:				Interior:		1	7	3						
Sec Int Wall:		%		Economic:				Additions:										
Partition: T	Typical			Special:				Kitchen:										
Prim Floors: 3	Hardwood			Override:				Baths:										
Sec Floors:		%		Total:	31	%		Plumbing:										
Bsmnt Flr: 12	Concrete			CALC SUMMARY				Electric:										
Subfloor:				Basic \$ / SQ:	125.00			Heating:										
Bsmnt Gar:				Size Adj.: 1.35000002				General:										
Electric: 3	Typical			Const Adj.: 1.02295756				COMPARABLE SALES				SUB AREA						
Insulation: 2	Typical			Adj \$ / SQ: 172.624				Rate	Parcel ID	Typ	Date	Sale Price						
Int vs Ext: S				Other Features: 66000														
Heat Fuel: 2	Gas			Grade Factor: 1.00														
Heat Type: 3	Forced H/W			NBHD Inf: 1.00000000														
# Heat Sys: 1				NBHD Mod:														
% Heated: 100		% AC:		LUC Factor: 1.00														
Solar HW: NO		Central Vac: NO		Adj Total: 366518														
% Com Wall		% Sprinkled:		Depreciation: 113621														
				Depreciated Total: 252897														
MOBILE HOME				WtAv\$/SQ:		AvRate:		Ind.Val										
Make:		Model:																
SPEC FEATURES/YARD ITEMS				Serial #:		Year:		Color:										
PARCEL ID 084.0-0007-0006.0																		
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	
3	Garage	D	Y	1	18X14	F	FR	1930		22.43	T	50	101			2,800		2,800
More: N				Total Yard Items:				2,800	Total Special Features:								Total:	2,800
SKETCH																		
SUB AREA																		
SUB AREA DETAIL																		
Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten								
BMT	Basement	746	51.790	38,633														
FFL	First Floor	746	172.620	128,778														
SFL	Second Floor	728	172.620	125,670														
OFF	Open Porch	208	24.990	5,199														
WDK	Deck	198	11.300	2,238														
Net Sketched Area: 2,626				Total:	300,518													
Size Ad	1474	Gross Are	2626	FinArea	1474													
IMAGE																		
AssessPro Patriot Properties, Inc																		